

EAST HERTS COUNCIL

COUNCIL – 25 JULY 2018

REPORT BY THE LEADER OF THE COUNCIL

GILSTON AREA CONCEPT FRAMEWORK AND PLANNING PROCESS

WARD(S) AFFECTED:        ALL

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**Purpose/Summary of Report**

- To update Members in order to enable consideration of the Recommendations by the Executive in relation to the Gilston Area Concept Framework document and its Executive Report.

**RECOMMENDATIONS FOR COUNCIL: That:**

<b>(A)</b>	<b>The Gilston Area Concept Framework version dated July 2018, as detailed at Essential Reference Paper 'B', be agreed as the final version for the purposes of considering Recommendations (A) and (C) made by the Executive on 12 June 2018 under Item 46.</b>
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1.0 Background

1.1 The Gilston Area Concept Framework and accompanying Report by the Leader of the Council was discussed by the Executive on 12 June 2018 whereupon the Executive supported the recommendations, including that:

(A) the Gilston Area Concept Framework ..., as to be revised in accordance with the schedule of proposed changes ...,

together with the report submitted, be agreed as a material consideration for Development Management purposes; and

(C) the Concept Framework be used as a benchmark against which future development proposals will be assessed, as set out within the report submitted.

- 1.3 Changes to the Gilston Area Concept Framework, as set out in Recommendation (A) of the Leader's Report to the Executive, have now been completed and a revised version, dated July 2018, is now presented to the Council.
- 1.4 The nature of these changes are explained in the report below.

## 2.0 Report

- 2.1 As set out in the Report by the Leader of the Council to the Executive a number of changes were to be made to the Gilston Area Concept Framework in accordance with a schedule attached to the report.
- 2.2 This report confirms that all of these changes as scheduled have now been implemented.
- 2.3 A number of further changes were requested by the Hunsdon, Eastwick and Gilston Joint Neighbourhood Plan Group (the NPG) and, as agreed by the Executive, these were considered during this revision process. **Essential Reference Paper 'C'** (provided in digital format only), uses tags to track all of the changes that have been made to the document.
- 2.4 Specifically the NPG requested the following further changes which have been considered as indicated below:

*Page 29: Add clarification of planning relationship with the Garden Town initiative and its processes.*

The Policy wording has been updated in the Concept Framework to accord with the Main Modifications as published in February 2018. This includes part VII that *Proposals for the Gilston Area should complement, and have regard to, ongoing work in relation to the Harlow and Gilston Garden Town.* Clarification is also set out in paragraphs 1.4 and 2.12 of the Report by the Leader of the Council and this relationship will continue to be addressed as joint Garden Town work progresses.

Maps: *should be replaced to be interpreted in similar fashion, whereby Gilston is a grouping of Gilston Park / St Mary's Church area, Gilston Lane, Pye Corner and Terlings Park and not separate settlements.*

Labelling on pages 5 and 33 have been updated, labels generally continue to identify these individual areas as these are recognisable places that help to orientate the reader.

Pages 142-155: Add, *improved accessibility and no additional severance.*

Text on page 155 has been amended including *"in particular, consideration will be given to understanding and addressing severance issues both within and between existing and new communities"*. Improved accessibility for existing communities is already covered within the transport vision for the Gilston Area on page 142 which includes *"To provide transport infrastructure and service enhancements that bring forward improvements that benefit local communities in East Hertfordshire and Harlow"*.

- 2.5 In addition to the changes set out above, a number of formatting, spelling and factual corrections have been made to the document and minor additions at the request of the principal landowner, Places for People who implemented the changes. These are as set out in **Essential Reference Paper**

**'C'**. These are all considered inconsequential except for the following:

Page 76: A formatting error was corrected revealing three bullet points relating to 'promoting sustainable travel' including (summarised): anticipating changes in transport technology and supporting smart services to reduce the need to own a car; providing electric charging facilities; and integrating car parking into street design with adequate visitor parking. As these were hidden through a formatting error this correction has been allowed.

Page 168: Places for People have requested the below additional text be added as providing greater clarity for the reader:

*"This Concept Framework supports Policy GA1 by providing additional information that will be used as a benchmark when reviewing future planning applications. All future planning applications at the Gilston Area will also be tested against the policies of the statutory Development Plan, including relevant policies of the East Herts District Plan once adopted.*

*In order to ensure that the site is planned and delivered comprehensively, any application for development on part of the site will be assessed against its contribution to the aims of the whole as set out in the Concept Framework, and any other more detailed design work, and will not prejudice the implementation of the site as a whole."*

This change is considered to be consistent with the 'benchmarking' approach as set out within the Report by the Leader of the Council that is subject to recommendation (C) and to be consistent with the references to 'comprehensive' development set out in the draft District Plan under Policies DES1 and DES4. This change has therefore also been allowed.

- 2.6 Members are reminded of paragraph 1.12 of the Report by the Leader of the Council to the Executive which is repeated below and continues to apply and is in no way superceded or diminished by agreeing this final version of the Gilston Area Concept Framework:

*“Whilst the concept of creating a series of distinct villages is specific, the content of the Framework should be considered a broad articulation of the delivery of this concept, in advance of formal pre-application or statutory application engagement. It has therefore not sought to exhaustively reflect or address all comments received, to either the consultation or subsequent engagement. Neither does it necessarily reflect compliance with all policies set out within the District Plan or its Modifications, nor does it necessarily reflect a collective agreement or authoritatively define such delivery. The positions of the Council, community and statutory bodies and interest groups in subsequent engagement are therefore not pre-judged by their involvement in the preparation of this Framework.”*

- 2.8 In summary, it is recommended that the Gilston Area Concept Framework\_dated July 2018, as detailed at **Essential Reference Paper ‘B’**, be agreed as the final revised version for the purposes of considering Recommendations (A) and (C) made by the Executive on 12 June 2018 under Item 46.

### 3.0 Implications/Consultations

- 3.1 Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper ‘A’**.

### Background Papers

None.

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